



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

December 2, 2010

**REQUEST:** Street Closing/Closing a Portion of Pinkney Road and a Portion of a 10-Foot Alley

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Menlo Industrial Park, Inc.

**OWNER:** Mayor and City Council

#### **SITE/GENERAL AREA:**

Site Conditions: The portion of Pinkney Road proposed to be closed is located along the 4100 block of Pinkney Road where it terminates into Menlo Park complex. Approximately 51 linear feet of road as it extends from Menlo Park is being considered for closure. This right-of-way is approximately 40 feet wide. The 10-foot alley, proposed to be closed, is an unimproved alley located behind Lot 13, Block 4281 which is currently vacant land. It is approximately 10 feet wide and 51 feet long.

General Area: The right-of-ways to be closed are located within the Reisterstown Station neighborhood area. The area is characterized by commercial and light industrial uses. The area is located in B-3-1 zoning district.

#### **HISTORY**

- Ordinance Number 81-392, approved July 2, 1981, established the Reisterstown Plaza Transit Station Area Urban Renewal Plan.
- Reisterstown Plaza Transit Station Area Urban Renewal Plan last amended, Amendment No. 6, dated August 16, 2001, approved by the Mayor and City Council by Ordinance No. 01-254, dated October 22, 2001.
- Park Heights Master Plan adopted by Planning Commission February 2006.
- Park Heights Master Plan amended by Planning Commission September 2008.

#### **CONFORMITY TO PLANS**

The proposal to close the alleys is compatible with LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

## **ANALYSIS**

Menlo Industrial Park, Inc. has requested the closing of portions of Pinkney Road and an alley located at the rear of Lot 13, Block 4281. Menlo Industrial Park, Inc. owns all adjoining properties. They are requesting the Pinkney Road closing to ensure access for development of their adjoining property in the future. Plans for the alleyway are to consolidate this area with adjoining privately-owned properties into one lot for redevelopment.

It is staff's finding that this portion of Pinkney Road and the 10-foot alley are not needed to provide access to adjacent properties. Thus, the subject streets and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed the CHAI-Comprehensive Housing Assistance, Inc., Glen Neighborhood Improvement Association, Inc., Northwestern District Police-Community Relations Council, Park-Reist Corridor Coalition, Inc.-(PRCC), Pimlico Community Council, Reisterstown Road Merchants Coalition, Development Corporation of Northwest Baltimore-(TDC), The Garrison Restorative Action and Community Empowerment Northwest Community Action Center notification of this action.

**Thomas J. Stosur**  
**Director**